

P.O. Box 371

June 7, 2004.

Mr. Robert L. Bryan, Jr.
13761 Shallcross Wharf Rd.
Kennedyville, Md. 21645

Dear Robert:

I took this plat to the zoning office this morning and talked to Betty Carroll. She said that any addition to the existing house would not meet present zoning laws , but that the Appeals Board would possibly grant a variance. She also suggested contacting the Health Department before proceeding any further. That advice sounds good. Good luck.

Sincerely yours,

Bill Hottle

COPY

WILLIAM R. NUTTLE
Registered Surveyor
CHESTERTOWN, MD. 21620

April 5, 1991.

Mr. Robert Bryan
Water St.
Chestertown, Md.

Dear Bob:

Enclosed are two sets of plats. The one showing the position of your cottage on the point to the existing shoreline is self explanatory. The other is a little more complicated.

The Metcalfe plat of the division of the original farm is the only evidence of the position of those lines. Of all of the concrete monuments that were shown on that plat, I was able to find only two; and those were the two adjacent to Zahradka. Consequently, all of the lines shown hinge upon the position of those two. This will produce no surprises until we get to the house on the river. The property line will take in about 15' of the existing lawn.

The new line cutting off the new lot comes back almost to the pole line. This can be changed. I do not know whether zoning will buy this as a property line agreement without going through intermediate steps. You can at least give it a try. You will also need a percolation test for Health Department approval. See what zoning says about this, and we will take it from there.

Bill

DESCRIPTION OF PART OF THE ROBERT L. BRYAN LANDS, SECOND DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe at the intersection of the northwest side of the herein described lands and the northeast side of a 40' wide right-of-way leading to said lands, said point being N 35 42 E - 1290.49' and S 54 18 E - 640.51' from the end of Line #5 and the beginning of Line #6 shown on a plat entitled "Division of Marsh Point Farm", recorded in the Land Records of Kent County, Plat Book WHG 2, page 9; and running, thence, from said point of beginning, along a new division line N 35 11 30 E - 213.75' to an iron pipe and S 86 09 40 E - 172.95' to the mean high waters of a cove of Island Creek; thence, by and with the mean high waters of said creek the nine following courses and distances: (1) S 44 51 10 E - 189.52', (2) S 20 15 30 W - 221.22', (3) S 01 32 E - 116.26', (4) S 29 06 50 W - 161.55', (5) N 25 37 10 W - 34.99', (6) N 49 09 40 E - 57.83', (7) N 00 25 20 W - 47.67', (8) N 38 46 50 W - 80.42', and (9) N 85 37 W - 150.08' to a second new division line between the herein described lands and other lands of Bryan; thence, by and with said new division line N 50 16 10 W - 228.17' and N 35 11 30 E - 121.25' to the place of beginning. Containing in all 3.554 acres of land, more or less.

Together with a 40' wide right-of-way, the northeast side of which is described as follows: Beginning at the beginning point of the above description and running thence, N 54 18 W - 620.51' to an iron pipe and N 54 18 W - 20.00' to the division line between the lands of Bryan and the lands Md. National Bank which, in turn, is the centerline of an existing 40' right-of-way.

Together, also, with the right-of-way shown on the aforementioned plat entitled "Division of Marsh Point Farm" and the right-of-way along the southwest side of the lands of George P. Zahradka to Shellcross County Road.

Mike Verky

410-108-2592

Gallucci - *

40190

Allen Subd. H.

Wm F. McGraw

lands — 3 copies

Robt. Bryan

survey 3 pce

between existing
call

410-
348 5625

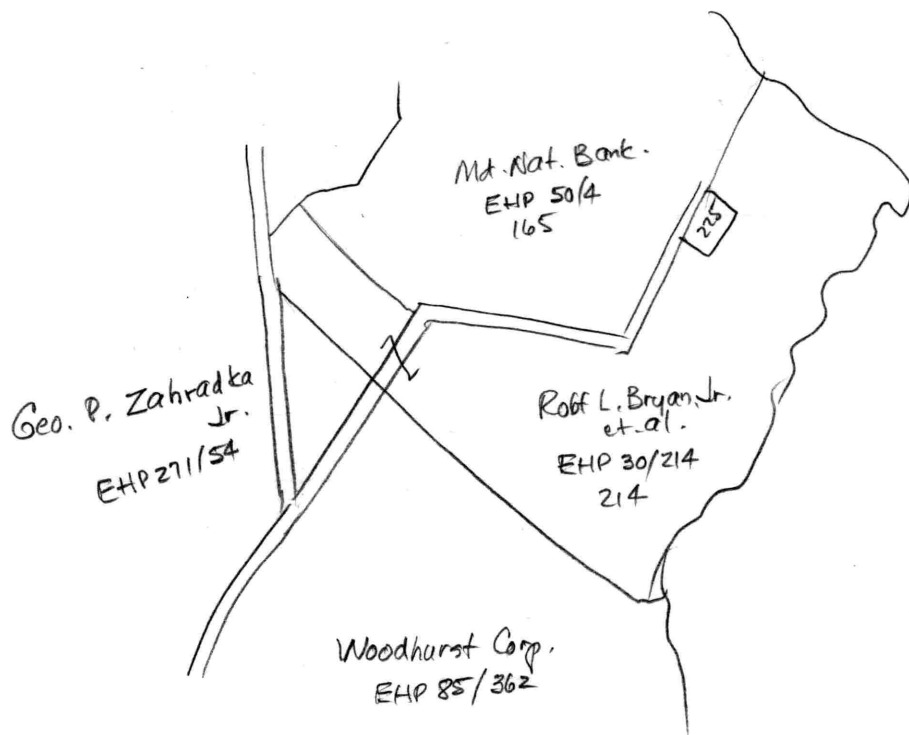
June 4, 2004

Robert Bryan

348-5625

check with zoning

MAP 6



225 - Eliz. W. Bryan 143/326

Bryan - EHP 30/214

see plat in WHG2/9

subject to 40' R/W with Harry Deringer which extends
 $S38^{\circ}18'W - 583.60$ from end of 3rd line in Tract 1
 to line of Albert Beaton

Bryan - EHP 143/326

Begin I.P. at inter NW cor. of herein and E side of 40' R/W
 said point being $S45^{\circ}09'E - 20.26$ from begin of Line 5
 on plat "Division of Marsh Point Farm (WHG2/4)

w/E side R/W $N35^{\circ}42'E - 269.44$ to I.P.

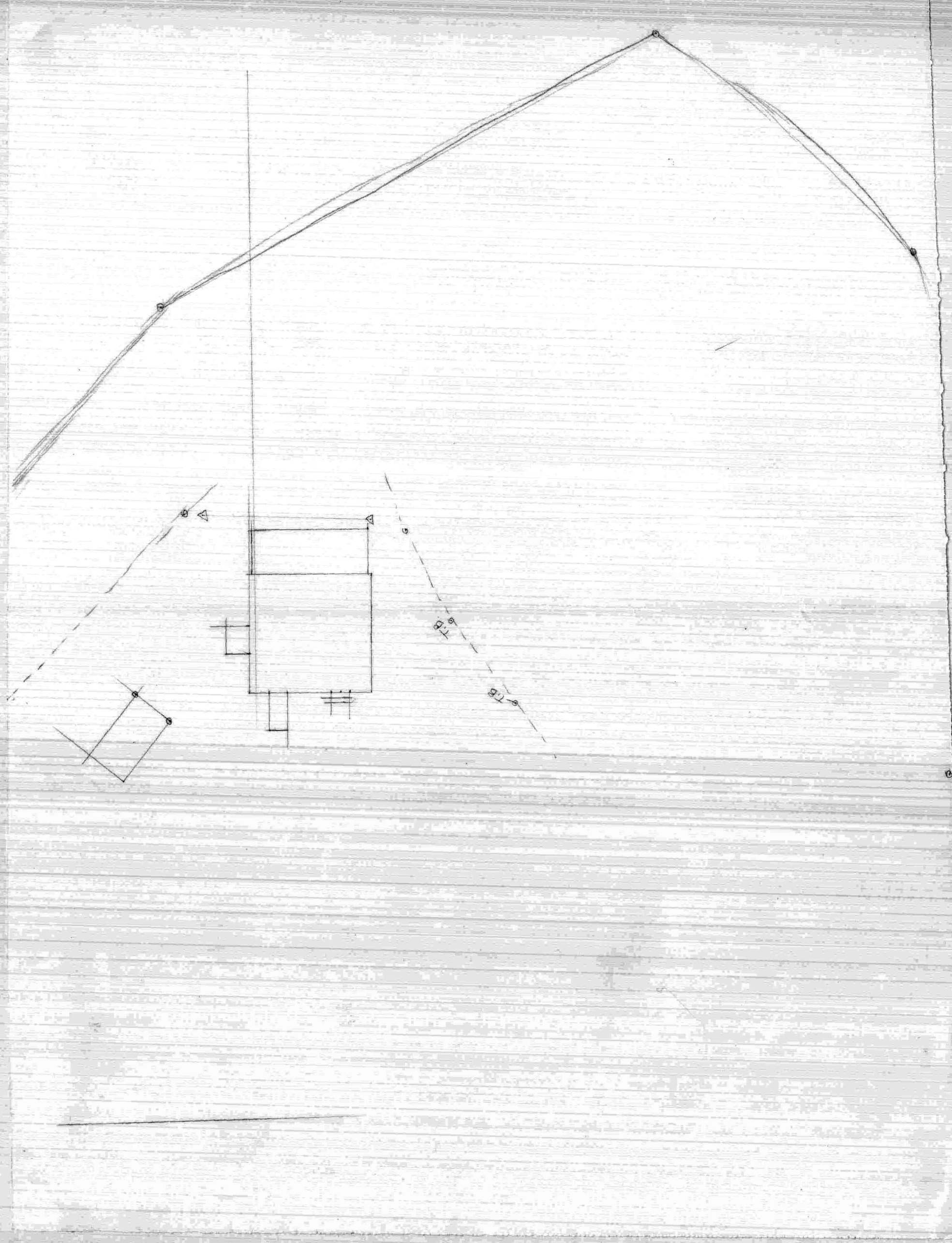
w/new lines $S54^{\circ}18'E - 161.67$ to I.P.

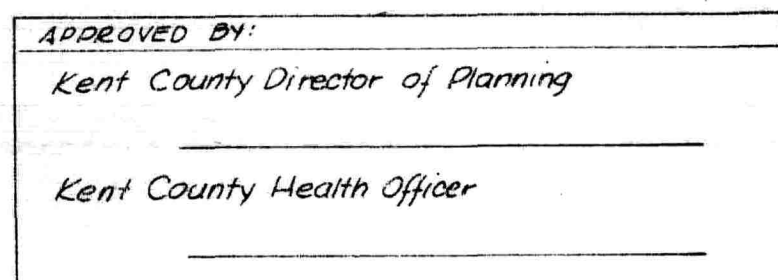
$S35^{\circ}42'W - 269.44$ "

$N54^{\circ}18'W - 161.67$ to begin

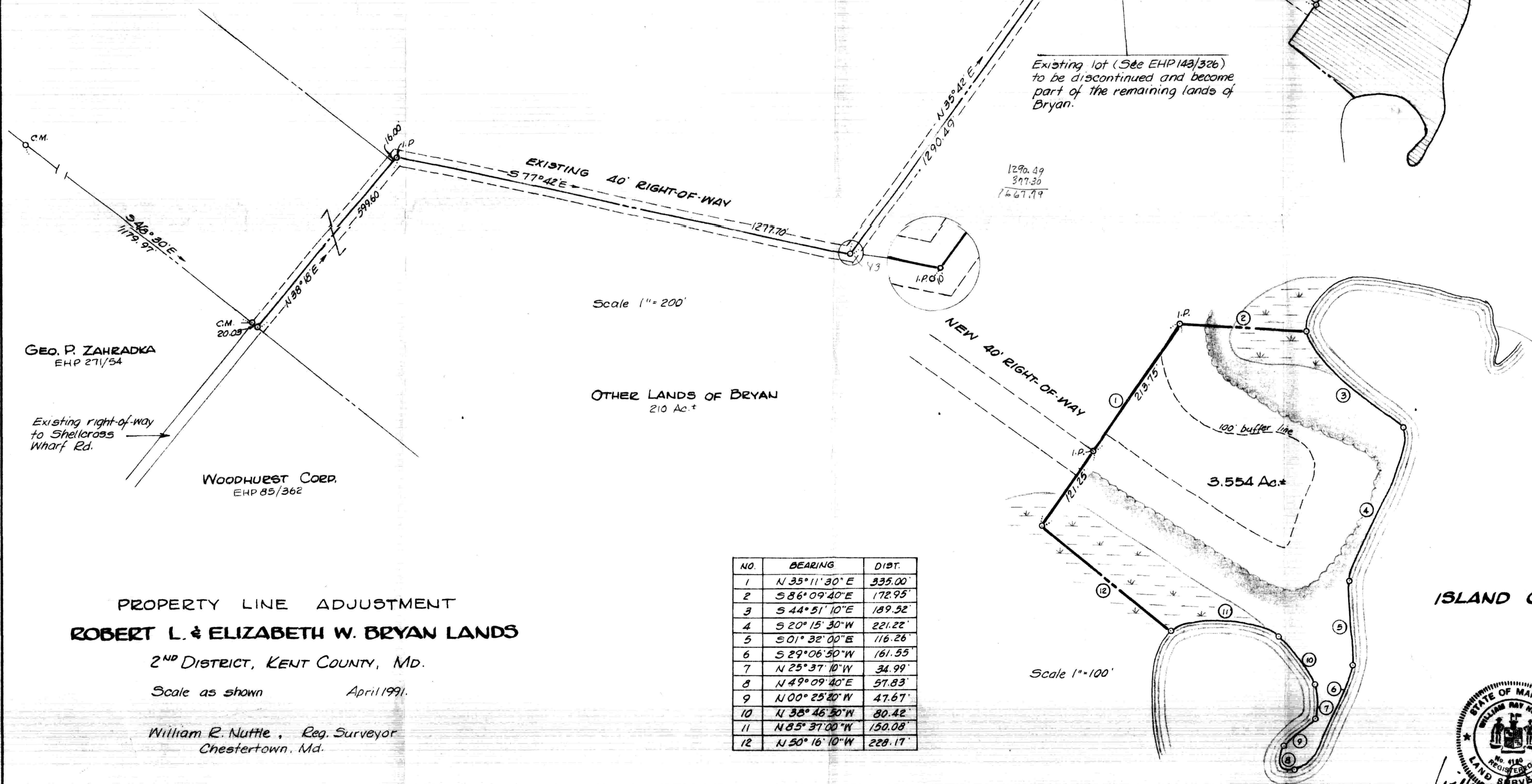
1.00 Ac. - MC 1980

Together with R/W





MD. NATIONAL BANK
EHP 50/4



I.P. = iron pipe
C.M. = concrete monument